



April 7, 2025
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Blue Star Industrial 2nd Edition Final Plat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Plat for the Blue Star Industrial 2nd Edition development. The submittal was prepared by Eagle Surveying. and was received March 25, 2025.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Final Plat Comments

1. The general notes state "Building setbacks will be 20' from all lot lines"; however, setback lines are missing from the north and east lot lines. Explain the missing setback lines and change the general note or add the missing lines accordingly.
2. Confirm the label "F.L.A.U.D.E." and the Legend's "F.A.D.U.E." reference the same easement. If they are the same, consider changing one to match each other.
3. Please explain or delete the two leaders in the lot's northeast corner on Sheet 2 of 2.
4. Confirm that the fire lane access interior and exterior radii meet the minimum requirements of 30' and 50' respectively.
5. Where is Curve C4 located?
6. Confirm if directions and distances are supposed to match.
7. Confirm if curve data is supposed to match.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7468.



Sincerely,

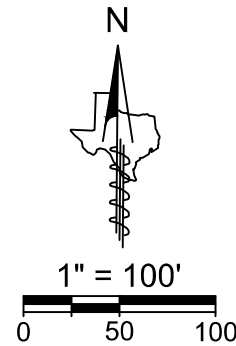
Keith L. Freeman

Keith Freeman, PE

HALFF

Firm No. 0312

Attachments: Final Plat markups



Where is this curve located?

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N 07°28'27" W	100.44'			

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16140.00'	42.91'	0°09'08"	N 03°56'37" E	42.91'
C2	16160.00'	503.83'	1°47'11"	N 05°08'19" E	503.80'
C3	16615.00'	221.40'	0°45'49"	N 04°40'04" E	221.40'
C4	16632.13'	413.68'	1°25'30"	N 03°44'31" E	413.67'
C5	1465.00'	431.22'	16°51'34"	N 77°32'08" E	429.66'
C6	1465.00'	287.30'	11°14'11"	N 89°50'05" W	286.84'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **CROSSMAR TEXAS INDUSTRIAL 1 LLC** is the owner of a 14.86 acre tract of land out of the Benjamin Fynch Survey, Abstract Number 725, situated in the City of Sanger, Denton County, Texas, and being a portion of a called 67.22 acre tract of land conveyed to Crossmar Texas Industrial 1 LLC by deed of record in Document Number 2022-85902 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER" found in the East right-of-way line of Interstate Highway 35 (right-of-way width varies), being in the North line of Lot 1, Block 1, of R-L Carriers Addition, a subdivision of record in Document Number 2018-284 of the Plat Records of Denton County, Texas, and being the Southwest corner of said 67.22 acre tract;

THENCE, leaving the North line of said Lot 1, along the East right-of-way line of Interstate Highway 35, being the common West line of said 67.22 acre tract, the following five (5) courses and distances:

- Along a non-tangent curve to the right, having a radius of 16,140.00 feet, a chord bearing of N03°56'37"E, a chord length of 42.91 feet, a delta angle of 00°09'08", an arc length of 42.91 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER" found at the end of said curve;
- N07°28'27"W, a distance of 100.44 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER" found at the beginning of a non-tangent curve to the right;
- Along said non-tangent curve to the right, having a radius of 16,160.00 feet, a chord bearing of N05°08'19"E, a chord length of 503.80 feet, a delta angle of 01°47'11", an arc length of 503.83 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found at the end of said curve;
- N01°49'32"W, a distance of 200.07 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found at the beginning of a non-tangent curve to the left;
- Along said non-tangent curve to the left, having a radius of 16,615.00 feet, a chord bearing of N04°40'04"E, a chord length of 221.40 feet, a delta angle of 00°45'49", an arc length of 221.40 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 2, Block A, of Blue Star Industrial Addition, a subdivision of record in Document Number 2022-197 of said Plat Records;

THENCE, S89°37'16"E, leaving the East right-of-way line of Interstate Highway 35, along the South line of said Lot 2, a distance of **568.63** feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S00°22'44"W, leaving the South line of said Lot 2, over and across said 67.22 acre tract, a distance of **1,101.03** feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of said Lot 2, being the common South line of said 67.22 acre tract, from which a 1/2 inch iron rod found bears, along a chord, N77°32'08"E, a distance of 429.66 feet;

THENCE, along the North line of said Lot 2 and the common South line of said 67.22 acre tract, the following two (2) courses and distances:

- Along a non-tangent curve to the right, having a radius of 1,465.00 feet, a chord bearing of N89°07'27"W, a chord length of 250.66 feet, a delta angle of 09°48'55", an arc length of 250.97 feet to a 1/2 inch iron rod found at the end of said curve;
- N84°13'36"W, a distance of 359.18 feet to the POINT OF BEGINNING, and containing an area of 14.86 acres (647,224 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CROSSMAR TEXAS INDUSTRIAL 1 LLC** does hereby adopt this plat, designating herein described property as **LOT 1, BLOCK A, BLUE STAR INDUSTRIAL SECOND ADDITION**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **CROSSMAR TEXAS INDUSTRIAL 1 LLC**

BY: _____
Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

Chairman, Planning & Zoning Commission
Mayor, City of Sanger, Texas

Date _____

Thomas Muir
Mayor, City of Sanger, Texas

Date _____

ATTEST:

Kelly Edwards, City Secretary
City of Sanger, Tx

Date _____

FINAL PLAT
**BLUE STAR INDUSTRIAL
SECOND ADDITION**
LOT 1, BLOCK A
14.86 ACRES

BENJAMIN F. LYNCH SURVEY, ABSTRACT No. 725
CITY OF SANGER, DENTON COUNTY, TEXAS

GENERAL NOTES

- The purpose of this plat is to create one lot of record and dedicate easements.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0070G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- The elevations shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
- Building setbacks will be 20' from all lot lines.
- Water and Sanitary Sewer are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571.
- Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064; and Coserv Electric, 7701 S Stemmons Freeway, Corinth, TX 76210, 940-321-7800.
- Telephone service is provided by Century Link, 902-B W Central Texas Expwy, Ste 201, Killeen, TX 76541, 866-916-9905.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities, if any, will be owned and maintained by the HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement to be reviewed and approved by the City.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year floodplain, if any.
- This property is zoned Industrial-1 (I-1).
- Easements details are shown on page 2.

20' building setback line missing from north and east lot lines

Confirm if curve data is supposed to match

Confirm if directions and distances are supposed to match

LOT 1
BLOCK A
15.77 ACRES
687,014 SQ. FT.
MINIMUM FINISHED
FLOOR ELEVATION = 712.8'

(PORTION)
CALLED 67.22 ACRES
CROSSMAR TEXAS INDUSTRIAL 1 LLC
DOC. NO. 2022-85902
O.R.D.C.T.

(PORTION)
CALLED 67.22 ACRES
CROSSMAR TEXAS INDUSTRIAL 1 LLC
DOC. NO. 2022-85902
O.R.D.C.T.

LEGEND

D.R.D.C.T. Deed Records, Denton County, Texas
O.R.D.C.T. Official Records, Denton County, Texas
CIRS Capped Iron Rod Set
CIRF Capped Iron Rod Found
IRF Iron Rod Found
POB Point of Beginning
W.E. Water Easement
S.S.E. Sanitary Sewer Easement
D.E. Drainage Easement
F.A.D.U.E. Fire Lane, Access, Drainage and Utility Easement

Update label (FLADUE) or legend (FADUE) to match

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Project
2106.072-10
Date
03/06/2025
Drafter
BE/DJJ

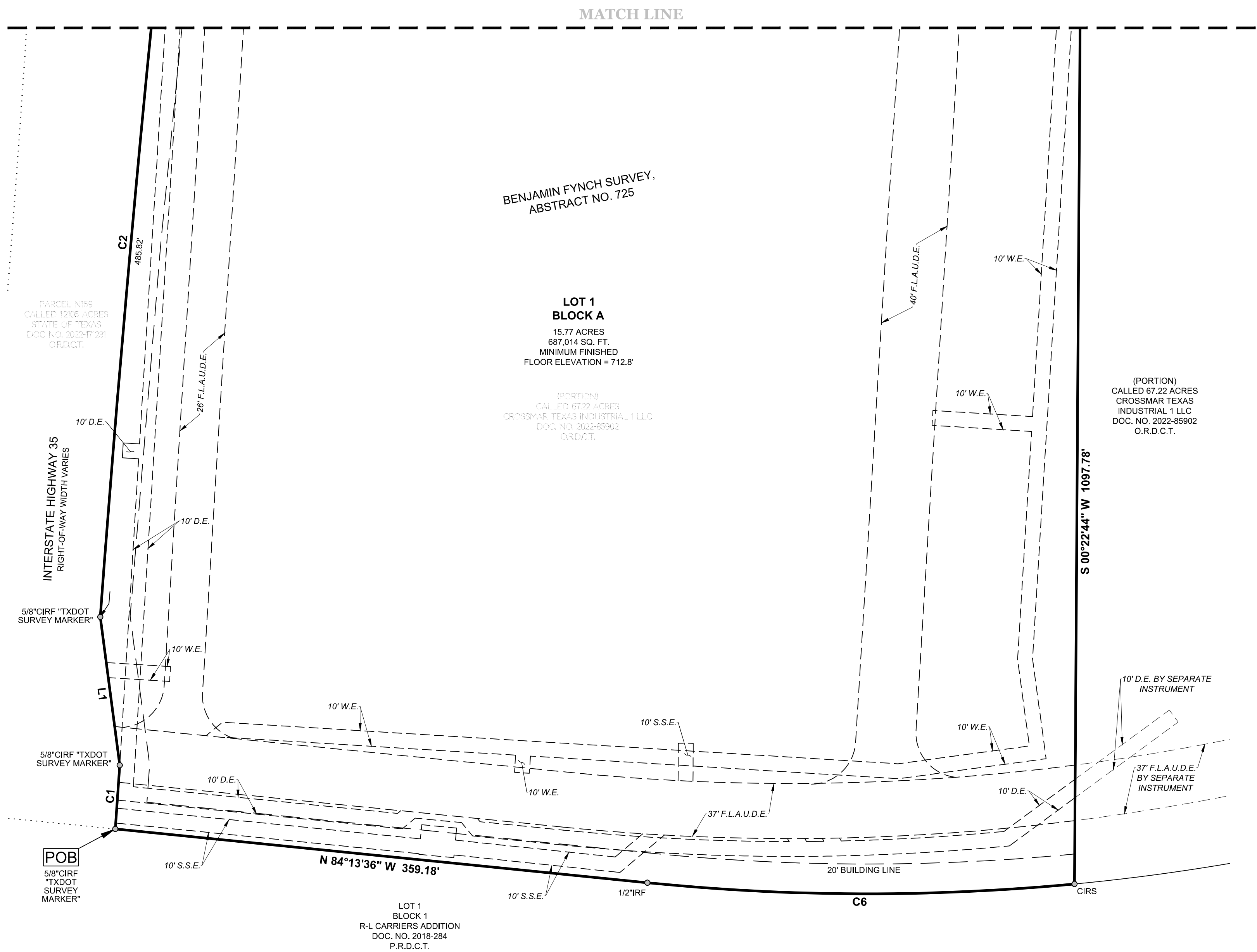


EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Half Associates
1201 N. Bowser Road
Richardson, TX 75081

OWNER/DEVELOPER
Crossmar Texas Industrial 1 LLC
1500 East Central Avenue, Suite 110
Bentonville, AR 72712



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BLUE STAR INDUSTRIAL
SECOND ADDITION
LOT 1, BLOCK A
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